173.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	658,500 / 658,500
					USE VALUE:	658,500 / 658,500
					ASSESSED:	658,500 / 658,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		SPRING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARIKH ATMAN & RAJAN
Owner 2:	
Owner 3:	
Street 1:	3 SPRING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FARBER AARON -
Owner 2:	CHEN TIANRAN -
Street 1:	3 SPRING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .077 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3365.000	293,800		364,700	658,500
Total Card	0.077	293,800		364,700	658,500
Total Parcel	0.077	293,800		364,700	658,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 559.95 /Parcel: 559.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 114968

GIS Ref

GIS Ref

Insp Date 10/05/18

!13416!

PREVIOUS ASSESSMENT

Parcel ID 173.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	293,800	0	3,365.	364,700	658,500		Year end	12/23/2021
2021	101	FV	285,900	0	3,365.	364,700	650,600		Year End Roll	12/10/2020
2020	101	FV	286,000	0	3,365.	364,700	650,700	650,700	Year End Roll	12/18/2019
2019	101	FV	238,700	0	3,365.	359,500	598,200	598,200	Year End Roll	1/3/2019
2018	101	FV	238,700	0	3,365.	276,100	514,800	514,800	Year End Roll	12/20/2017
2017	101	FV	189,800	0	3,365.	260,500	450,300	450,300	Year End Roll	1/3/2017
2016	101	FV	189,800	0	3,365.	239,600	429,400	429,400	Year End	1/4/2016
2015	101	FV	179,500	0	3,365.	224,000	403,500	403,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:00:33

LAST REV

Date	Time
11/19/20	10:55:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13416

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARBER AARON,	75770-299	1	9/30/2020		770,000	No	No		
SANFORD DEREK &	69727-188		8/4/2017		650,000	No	No		
LEVY R GREGORY,	65924-190		8/17/2015		475,000	No	No		
DIETRICH GRETCH	31916-569		10/12/2000	Family	99	No	No		
DE JONG STUART	28334-515		3/20/1998		199,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2004	1132	Add Bath	25,000	C		G6	GR FY06	5X12 1/2 BTH W/SHW

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
10/5/2018	MEAS&NOTICE	HS	Hanne S
7/13/2016	Sales Review	PT	Paul T
11/22/2008	Meas/Inspect	201	PATRIOT
1/14/2008	Measured	345	PATRIOT
6/8/2005	Permit Visit	BR	B Rossignol
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
7/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114968
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3365		Sq. Ft.	Site		0	70.	1.55	6									364,664						364,700	

Total AC/HA:	0.07725	Total SF/SM:	3365	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	364,664	Spl Credit		Total:	364,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BIEGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97757620
Adj $ / SQ:	178.163
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329408
Depreciation:	35576
Depreciated Total:	293832

COMMENTS

BK:23596 PG:44 648-2829.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

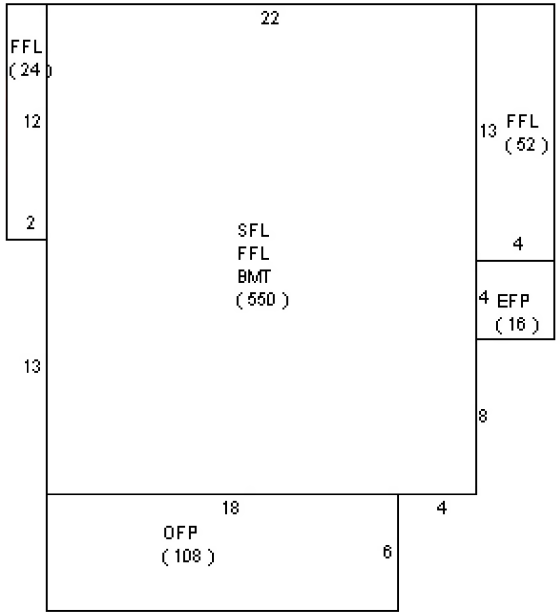
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.16
Special Features:	0	Val/Su Net:	158.81
Final Total:	293800	Val/Su SzAd	249.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	626	178.160	111,530
BMT	Basement	550	53.450	29,397
SFL	Second Floor	550	178.160	97,990
OFP	Open Porch	108	31.070	3,355
EFP	Enclos Porch	16	70.970	1,136

Net Sketched Area:	1,850			Total:	243,408
Size Ad	1176	Gross Area	1850	FinArea	1176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

173.0-0003-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	